

## MARICOPA COUNTY PLANNING AND ZONING COMMISSION

Attend In Person: Board of Supervisors' Auditorium 205 W. Jefferson St.
Or attend virtual hearing: GoToWebinar

## Agenda Thursday, September 1, 2022

This hearing has been noticed in accordance with the Open Meeting Law (ARS §38-431). All items on this agenda are for Commission action unless otherwise noted. The Commission may break for lunch at its discretion during this agenda. These items will be heard at the next available Commission hearing if this hearing is cancelled or a quorum is lost.

Planning & Zoning Commission hearing will be held at the Board of Supervisors' Auditorium and also available as an on-line virtual public hearing. To register virtual attendance - please register at the following web address:

https://attendee.gotowebinar.com/register/5117943378251298572

After registering, you will receive a confirmation e-mail containing information about joining the webinar.

To listen by telephone, dial 1 (415) 930-5321, when prompted enter Audio Access code 719-886-692. If you are not registered as a webinar participant, you may be able to listen to the hearing but will be unable to participate in the hearing. Registered participants may participate in real time when the Chairman instructs participants on how to be recognized or to provide comment.

If you would like to send a comment, or register support or opposition regarding one of the items on the agenda, please send an e-mail to <a href="mailto:Rachel.Applegate@Maricopa.Gov">Rachel.Applegate@Maricopa.Gov</a> identifying the following:

- Planning & Zoning Commission hearing date
- Agenda item and case number
- Your name, e-mail and phone number
- Identify yourself as applicant / applicant representative / in support / in opposition / other
- Indicate support or opposition
- Indicate if you wish to speak or do not wish to speak
- You may attach items to the email that you wish to be presented to the Commission.
- Any such email must be received prior to the public hearing beginning for that item. It is
  preferred for the e-mail to be received at least one day prior to the public hearing.

Agendas are available within 24 hours of each meeting in the Maricopa County Planning & Development Office, 301 W. Jefferson St., Suite 170, Phoenix, Arizona. Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. Auxiliary aids and services are available upon request to individuals with disabilities upon 72 hours advance notice. Additional reasonable accommodations will be made available to the extent possible within the time frame of the request. If you require accommodations in order to participate in any forthcoming meeting or

hearing, please contact Rosalie Pinney at <u>Rosalie.Pinney@maricopa.gov</u> at 602-506-0625 or 602-506-3301. TDD is available at 602-506-7140.

After completion of the hearing the video will be available on <u>YouTube.com - Maricopa</u> <u>County - Planning and Zoning Commission</u> within 2 business days after the hearing.

The staff reports prepared for each agenda item shall become a part of the permanent record for each case acted on at the Planning and Zoning Commission hearing. Any material submitted as part of the record for a case will not be returned.

Public demonstrations of any kind by principals, witnesses, or spectators at any hearing before this Commission, including cheering, booing, hand clapping, or the interruption of the hearing by voluntary remarks from the audience shall be strictly forbidden, and any person or persons who shall continue to participate in such conduct after having once been admonished for such conduct, shall be subject to being ejected from the hearing room by order of the Chair.

<u>Continuance Agenda</u>: Items listed on the Continuance Agenda are items that are recommended for continuance by staff with concurrence from the applicant. These items will not have a hearing at this time but shall be moved for continuance either indefinitely or to a date certain after a brief presentation by staff. Those items that are continued indefinitely will require new notification.

<u>Consent Agenda</u>: Items listed on the Consent Agenda are considered non-controversial. Any item on the Consent Agenda may be removed from the Consent Agenda and be held for public hearing if a Commissioner or a citizen so desires.

<u>Regular Agenda</u>: Items are listed on the Regular Agenda either as Unfinished Business or New Business and receive a full hearing. Staff recommendation can be for approval, denial, or continuance.

**Call To Order:** 9:30 a.m.

**Roll Call:** 

**Announcements:** The Chair shall make the normal meeting announcements.

Minutes: July 21, 2022 & August 4, 2022

## Continuance Agenda:

1. Case #: **Z2021137** District 5

Project name: **Envirotech Group** 

Applicant: Arno Naeckel, Davillier Law Group

Request: Zone Change with Overlay from Rural-43 to IND-2 IUPD

Location: SWC of Campbell Ave. & 355th Ave.

Request: Applicant has requested a continuance of the case to the

September 22, 2022 Commission hearing. No action required by the

Commission.

September 1, 2022 Planning and Zoning Commission Agenda Page 2 of 5 Presented by: Adam Cannon

2. Case #: **Z2022075 District 2** 

Project name: NWC 202 & Apache Billboard

Applicant: Jacob Zonn, Becker Boards Small, LLC

Request: Zone Change from R-5 and C-3 to C-3 CUPD to accommodate the

relocation and upgrade of a static billboard to digital

Location: Generally located at the NWC of Apache Blvd. and the 202 Freeway

in the Mesa area

Recommendation: The applicant requests a continuance of this case to the September

22, 2022 Commission hearing. No action required by the

Commission.

Presented by: Joel Landis

**Consent Agenda:** 

3. Case #: CPA2021012 District 5

Project name: Sunrise Ranch at South Mountain

Applicant: Pew & Lake, PLC

Request: General Comprehensive Plan Amendment (CPA) to change the

land use designation in the Laveen Area Plan from Rural Densities (0-1 d.u./acre) and Open Space to Large Lot Residential (1-2

d.u./acre)

Location: Generally located at the SEC of 35th Ave. & Olney Ave. in the Laveen

area

Recommendation: **Approve** with conditions

Presented by: Adam Cannon

4. Case #: **Z2021074 District 5** 

Project name: Sunrise Ranch at South Mountain

Applicant: Pew & Lake, PLC

Request: Zone Change with Overlay from Rural-43 to R1-18 RUPD

Location: Generally located at the SEC of 35th Ave. & Olney Ave. in the Laveen

area

Recommendation: **Approve** with conditions

Presented by: Adam Cannon

5. Case #: \$2021020 District 5

Project name: Sunrise Ranch at South Mountain

Applicant: Pew & Lake, PLC

Request: Preliminary Plat for 101 Lots in the R1-18 RUPD zoning district

Location: Generally located at the SEC of 35<sup>th</sup> Ave. & Olney Ave. in the Laveen

area

Recommendation: Approve with conditions

Presented by: Adam Cannon

6. Case #: **Z2021075 District 1** 

Project name: **Bennett Auto**Applicant: Richard Bennett

Request: Special Use Permit (SUP) for Home Cottage Industry Auto Repair in

the Rural-43 zoning district

Location: Generally located at the NWC of Empire Blvd. & 203<sup>rd</sup> Way

Recommendation: **Approve** with conditions

Presented by: Adam Cannon

Regular Agenda: None

Other Matters

<u>Adjournment</u>

## Appeal of Planning and Zoning Commission Recommendation

If the Planning & Zoning Commission recommends approval of a particular case it will be placed on a consent agenda for the Board of Supervisors hearing. However, if this appeal form is received within <u>15 calendar days</u> following Commission hearing, then the agenda item will be placed on the regular agenda for the Board of Supervisors hearing.

Submit this form to the Maricopa County Planning & Development Department: 301 W. Jefferson Street, 1st Floor, Suite 170 Phoenix, Arizona 85003

Fax Number: 602-506-8510

Hours of Operation: Monday – Friday 8:00 a.m. – 5:00 p.m.

- This appeal can also be submitted via e-mail at the following e-mail address: PZAppeal@mail.maricopa.gov
  - Appeal of Planning & Zoning Commission Recommendation
- The Appeal Form can also be submitted on the Maricopa County Planning & Development website at the following web address: http://www.maricopa.gov/799/Boards-and-Commissions

| <u>Please print clearly.</u>         |             |              |         |       |  |  |  |
|--------------------------------------|-------------|--------------|---------|-------|--|--|--|
| Case Number/ Project                 | t Name:     |              |         |       |  |  |  |
| Planning & Zoning Co                 | ommission H | learing Date | :       |       |  |  |  |
| Appellant Name:                      |             |              | 1       |       |  |  |  |
| Mailing Address:                     | ,           |              |         |       |  |  |  |
| City, State, Zip Code                |             |              |         |       |  |  |  |
| Telephone Number:                    |             |              | E-mail: |       |  |  |  |
| Reason for the Appe<br>subject case: | al of the   |              |         |       |  |  |  |
| Appellant Signature:                 |             |              |         | Date: |  |  |  |